



THE
A-TEAM

**RE/MAX
FIRST**

147 EVANSFIELD Close, Calgary T3P 1V6

MLS®#: **A2173187**

Area: **Evanston**

Listing Date: **10/16/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,154 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,440**
Low Sqft:
Ttl Sqft: **2,440**

DOM

13
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`9" x 15`6"
Living Room	Main	13`6" x 14`10"
Mud Room	Main	5`9" x 6`8"
Bedroom	Second	9`9" x 12`9"
Bedroom	Second	10`0" x 10`10"
Laundry	Second	6`1" x 6`6"
5pc Bathroom	Second	4`11" x 10`0"

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`11"
Den	Main	8`10" x 9`11"
Bedroom - Primary	Second	13`1" x 15`1"
Bedroom	Second	9`9" x 12`3"
Bonus Room	Second	14`6" x 15`10"
2pc Bathroom	Main	4`10" x 5`6"
5pc Ensuite bath	Second	10`3" x 11`5"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1811505

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully maintained 4-bedroom, 3 bathroom residence boasts an open floor plan, perfect for modern living. The spacious living room features large windows that flood the space with natural light, while the gourmet kitchen is equipped with stainless steel appliances , built in microwave, quartz countertops, and a large island-ideal for entertaining. The main floor is complete with a den, perfect for those who work remotely. Retreat to the expansive primary suite, complete with a walk in closet and a luxurious 5 piece bathroom featuring dual vanities and soaker tub. Additional 3 bedrooms are generously sized, perfect for family, guests or a second office. Step outside to your private backyard oasis, complete with a large deck, perfect for summer bbqs. The yard is large and private (no neighbours behind), great for a hot tub. Located in a sought after neighbourhood of Evanston with many schools, parks (there is one right next door), restaurants and shopping near by, this home is a must-see! Don't miss the opportunity to make this your forever home. Contact us or your Realtor for a private viewing today!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









